

Trade Winds



2017 Vol. 3

"Where business lives"



Bridger Steel, a premier metal manufacturer of panel systems for roofing, siding and interior applications, has signed a lease with the Port of Kalama for 30,000 square feet of office and warehouse space and another 10,000-square foot covered area for loading trucks. Bridger, which is the first tenant in the Port's new 110,000 square foot industrial building, will provide many of its own manufactured metal materials for the new building at the Kalama River Industrial Park and expects to break ground in December.

"The Port of Kalama is the ideal location for us to expand our business facilities and better serve our customers in the Pacific Northwest," says Steve Collins, National Sales and Marketing Director, Bridger Steel Inc. "Kalama's location and proximity to I-5 will enable us to serve a very large area of the Pacific Northwest very quickly."

Bridger Steel is expected to open its Kalama facility in summer of 2018.

HEAD TO THE BEACH! POK BEACH NOURISHMENT PROJECT BENEFITS ALL

The TEMCO LLC annual berth maintenance dredging project commenced on August 7. Above average rainfall and high-water flow created more silt or sand to be dredged than expected. The berth is normally maintained at 45 feet deep with an annual dredging of 55,000 cubic yards of sand. This year approximately 170,000 cubic yards were dredged. This provided a win-win situation for the Port.

"The very clean sand was delivered to the beach at Ahles Point at the south end of Louis Rasmussen Park. The beach project extends 1,000 feet north to south and is about 100 feet wide," says Eric Yakovich, Port of Kalama Economic Development Manager. "The nourishment opportunity worked for all in terms of industry and recreation. Vessel traffic and unloading processes at the TEMCO berth run more safely and smoothly."

HME Construction from Vancouver won the project in a public bid process. Pending permitting, the next stage will be nourishing the beach further north towards the administrative offices. The last beach nourishment project took place in the mid-1980s.



Dredge places sand on beach



"Where business lives"

PORT COMMISSION
(Elected for 6-year terms)



Troy Stariha
President



Randy Sweet
Vice President



Alan Basso
Secretary



Mark Wilson
Executive Director

Port meetings are held on the 2nd and 4th Wednesdays of the month at 5:30 p.m. in the Commission Room at the Port's Administrative Office.

Message from the President

Fall's theater of color is all around us. Its beauty reinforces how fortunate we are to reside in the Kalama area. As community stewards, the Port strives to maintain and improve our shared resources and assets. Many projects are keeping us busy towards that end.

In an area not known for its beaches, we invite everyone to take a stroll on ours. The newly nourished beach just south of Louis Rasmussen Park has expanded thanks to larger than expected sand dredging at the TEMCO LLC berth.

Marine Park visitor parking will be easier with 117 additional parking spots along Hendrickson Drive. The Port has also resurfaced several roadways.

The McMenamins Hotel and Restaurant should be completed in spring as a picturesque river venue to dine and relax.

The Marina upgrade involves improving the boat launch, floats along the boathouses, and dock utilities and fuel systems. Expect an enhanced boating experience for all.

As these projects are completed, others will begin as part of our mission to ensure the Kalama community continues to thrive economically and environmentally. We must also continue to foster opportunities to keep us engaged and protective of our remarkable natural resources.

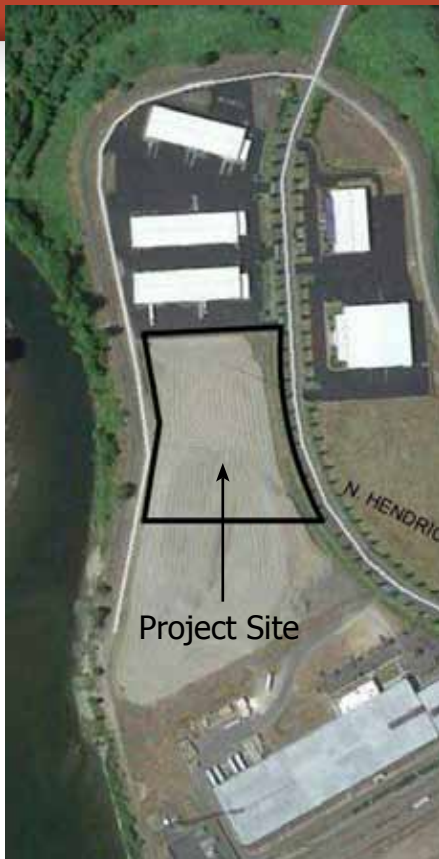
MCMENAMINS PROJECT ON TRACK FOR MARCH OPENING

Excitement is building as the McMenamins Project takes shape. The building is at its full height, and most of the interior walls are finished. As the Port nears completion of the rough interior construction, McMenamins will start the finish work, adding local historic details to the restaurant and hotel. The plumbing and electric work continue to progress as well. In its entirety, McMenamins will house 40 hotel rooms, a restaurant and a rooftop pub.

Meanwhile, south of the parks, our local builder, Mountain Log Homes is constructing the Ahles Point Small Bar.

According to Eric Yakovich, Port Economic Development Manager, "We expect the entire McMenamins Project to be completed in the spring. We look forward to enjoying all the amenities McMenamins has to offer as a new member of our community."





NEW BUILDING AT KALAMA RIVER INDUSTRIAL PARK

A new 110,000 square-foot building at the Kalama River Industrial Park will be ready for business in mid 2018. Construction is set to start in late 2017. With the surrounding Industrial Park buildings currently occupied, the demand for new industrial business space has shifted into high gear. Bridger Steel, Inc. will be expanding into the Pacific Northwest and will occupy a portion of the new building.

"Companies continue to look at the Kalama River Industrial Park as a location for their businesses," says Liz Newman, Port Marketing Manager. "I receive calls, sometimes daily, from companies wanting to locate at the Port."

The new construction will include: 480 volt three-phase power, fire sprinklers, truck docks, and at-grade truck doors.

The Port's industrial park boasts a convenient location, just 30 miles north of Portland, Oregon, right on Interstate 5 and bordered by the Columbia River and mainline rail as a perfect location for any manufacturing facility looking for a new home base. Companies interested in leasing space should call 360 673-2325 and ask for Liz Newman.

EMPLOYEE SPOTLIGHT: MINDY HEUER - Dashing the belief that accountants are all about numbers

Mindy Heuer's easy-going manner flavors everything she talks about—even when she talks about her previous job as a CPA at a local accounting firm. February through April she was bound to long hours at her desk during the intensive tax season. Leaving that position for the Port five years ago, Mindy has found her niche.

"I love the diversity of my job as the Port Finance Manager in training," says Mindy. "I've been able to tap into my interests in economic and community development, plus I enjoy working in a beautiful place with great co-workers." She adds that she loves accounting, noting the "Zen" of it; the organization grounds her in her busy life.

"Everything else in my life is a bit crazy," says Mindy. "I have two little girls, six and a half and two and a half; I have two dogs, and I'm finishing my Masters of Science in Finance from Seattle University in March. Our family always has a lot going on to say the least."



Visit us online at
www.portofkalama.com



She laughs when asked what she does with her free time. For Mindy, the Longview native says free time is a rarity, but when she does get it, she likes to travel and spend time outdoors with her family.

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LOOK FOR A FACELIFT - MARINA PROJECT UPDATE

Marina repair and upgrade construction is slated to begin in early 2018. A grant to cover costs for renovating the boat launch and replacing the guest dock was applied for from the Washington State Recreation and Conservation Office (RCO). The bid process for the project started in late October.

According to Paul Morin, Recreation Administrator, "the floats at the boat launch, fuel dock, and existing guest dock will be replaced along with the main walkway floats in the marina. In addition, there will be utility and gangway/ADA upgrades. The grant from the RCO will help offset the costs for renovating the boat launch and existing guest dock."

In addition to the launch and dock improvements, all new fuel systems and utilities will be installed. Wood pilings will be replaced with steel. Power will increase from 30 to 50 amps on Boat Houses A and B, and from 20 to 30 amps on Houses C through I. The potable water lines will be replaced, and the water system will be improved for emergency response in case of fire.

The project includes replacing wailer boards on the outside slips that hold the floats together. New ADA access will be added at the south end of the marina.

NW Innovation Works Environmental Benefits

Website: nwinnovationworks.com

Facebook: NW Innovation Works

INNOVATIVE CLEAN TECHNOLOGY

Ultra-Low Emissions (ULE)

ULE technology will lower greenhouse gas emissions at the facility up to 90 percent, compared to conventional methanol production from coal.



Reduces Carbon Emission up to

90%

Zero Liquid Discharge (ZLD)

NWIW will implement Zero Liquid Discharge (ZLD) technology to eliminate wastewater discharge into the Columbia River, removing impacts on aquatic life.



Recycles and reuses the facility's water.



Eliminates all facility discharge into the river

FIGHTING CLIMATE CHANGE GLOBALLY

Replacing Coal Consumption

In China, 86% methanol is made from coal -- a major contributor to climate change.*

NWIW's methanol manufacturing will reduce carbon emissions by up to 90% compared to manufacturing from coal.

By helping to reduce coal consumption in China, NWIW will be a significant contributor to fighting climate change.



Air has no national boundaries. Air pollution from Asia increased surface-level smog in western US by 65%.**



Fighting air pollution and climate change is a global issue that requires international cooperation.



Bohai Chemical, one of Chinese largest chemical companies, is committed to using NWIW methanol to replace coal-methanol.

*Source: http://www.sohu.com/a/1913331957_747560

**Source: http://www.npr.org/sections/thetwo-way/2017/03/03/518323094/rise-in-smog-in-western-u-s-is-blamed-on-asias-air-pollution?utm_source=twitter.com&utm_medium=social&utm_campaign=npr&utm_term=prnews&utm_content=20170305

SOLUTIONS FOR A CLEANER FUTURE

Methanol's Impact on Our Daily Lives

Methanol is used to produce synthetic materials that can be found in houses, cars, cellphones, clothes, medical devices etc.

Wind turbines and solar panels are also made from synthetic materials.

NWIW offers clean technology solutions to produce essential consumer products in an environmentally responsible way.



Electronics and Tools



Clothing and Sporting goods



Health and medical products



Solar panels and wind turbines

A positive quality of life depends on a healthy environment and a strong economy. Learn how NW Innovation Works is helping local and state economies on the other side!



NW Innovation Works Economic Benefits

Website: nwinnovationworks.com

Facebook: NW Innovation Works

FAMILY-WAGE JOBS

- ~1000 Construction Jobs (at peak employment)
- ~700 Direct, Indirect & Induced Operations Jobs
- ~\$71,000 Average Annual Employee Salary
- Job Training Program
 - In partnership with Lower Columbia College, NWIW has developed a robust training and certification program designed to enable local community members to prepare for employment at our facility.
 - NWIW will enable 20 citizens with barriers a full scholarship + minimum wage to go through our certification & training program.
 - NWIW will provide 10 full ride scholarships to LCC's NWIW training and certification program.



NWIW is committed to employing local residents for all of these job positions.

TAX REVENUE

- \$57.9 Million
In Taxes During Construction
- \$30 - \$40 Million
Annual Taxes During Operations

An increase of local tax revenue helps create new facilities, enhance community services and infrastructure and improve local schools.

LOCAL SPENDING

- ~\$2 Billion
Total Investment
- ~\$660 Million
In Local Spending On Construction Labor, Goods and Services
- ~\$490 Million
In Indirect Local Economic Impact During Construction

This level of local spending helps to grow small businesses, increases land and property values, induces local service jobs, and enhances the overall quality of life for our community.

COMMUNITY ENGAGEMENT

NWIW actively and proudly participates in our local community. We have sponsored more than 20 local events and organizations... so far.

Cowlitz Blackbears 2017 sponsorship
Altrusa 2017 Spellebration sponsorship
United Way 2016 Food prep sponsorship
United Way 2016 Power of The Purse sponsorship
United Way 2017 Power of The Purse sponsorship
United Way 2017 Summer Raffle sponsorship
LCC 2017 Athletic Sponsorship
Kelso/Lgv 2017 Annual Golf Tourney sponsorship
Kelso/Lgv 2017 Island Bingo sponsorship
NW Illusion Baseball sponsorship
Kalama Chamber Annual Dinner sponsorship
Kalama 2017 Senior Breakfast sponsorship
2017 River Junky sponsorship
2017 Kalama Community Fair raffle fishing poles
2017 Cowlitz County Fair raffle floating island
Woodland Chamber 2017 Annual Dinner sponsorship
Woodland Chamber 2017 Annual Golf Tourney sponsorship
2016 Love street Play Christmas sponsorship
2017 Castle Rock City Beautification project
And More...



A positive quality of life depends on a healthy environment and a strong economy.
Learn how NW Innovation Works is helping our global environment on the other side!

